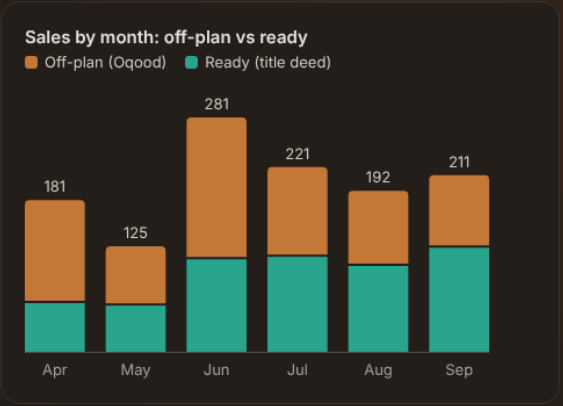
Yazdan Properties

COMMUNITY REPORT

Dubai Sports City

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
214	AED 1,256	5.6%
−14.1% on last year	+1.6% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Dubai Sports City Property Market Report

September 2026. Off-plan vs ready sales, price per sq ft over 1, 3, 6 and 12 months, rents and yield, what sold and who built it. Every figure comes from Dubai Land Department transactions at transferred prices.

Live version with the latest figures: blogs.yazdanproperties.ae

Prepared by Yazdan Properties, a RERA-registered brokerage in Dubai · WhatsApp +971 58 542 6699 · General information, not financial advice

Dubai Sports City recorded 214 sales worth AED 798.17M in September 2026, down 14.1% on Sep 2025. The median sale was AED 997,680 at AED 1,256 per sq ft, and off-plan took 39.7% of the month. Every figure comes from Dubai Land Department records.

SALES

214

▲ +10.9% MoM

▼ −14.1% YoY

MEDIAN PRICE

AED 998K

▼ −5.7% MoM

▲ +6.1% YoY

PRICE PER SQ FT

AED 1,256

▼ −7.5% MoM

▲ +1.6% YoY

OFF-PLAN SHARE

39.7%

of Sep 2026 sales

MEDIAN RENT

AED 56,000

per year, 3,161 contracts, 3 months

GROSS YIELD

5.6%

rent over sale price

Dubai Land Department records Dubai Sports City under the district Al Hebiah Fourth. The figures cover that whole district.

Off-plan vs ready: the last six months

Off-plan sales are Oqood registrations: homes bought from the developer before handover. Ready sales are homes that already have a title deed, mostly resales. "Other" covers gifts, grants and similar transfers.

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Apr 2026	122	59	2	183	66.7%
May 2026	69	56	3	128	53.9%
Jun 2026	169	112	0	281	60.1%
Jul 2026	106	115	2	223	47.5%
Aug 2026	88	104	1	193	45.6%
Sep 2026	85	126	3	214	39.7%

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Six months	**639**	**572**	**11**	**1,222**	**52.3%**

Source: DLD-registered sales by calendar month, Apr 2026 to Sep 2026, cleaned of share transfers and data errors.

By property type

The same split by property type, over the six months to 28 October 2026.

TYPE	SALES	OFF-PLAN	READY	OFF-PLAN SHARE	MEDIAN PRICE	MEDIAN PER SQ FT
Apartments	1,035	596	439	57.6%	AED 875,910	AED 1,291
Villas and townhouses	114	12	102	10.5%	AED 4,997,000	AED 2,054

Source: DLD-registered sales, the six months to 28 October 2026. "Villas and townhouses" is one DLD category. Medians shown only where there are 30+ sales.

Price per sq ft over time

The median price per sq ft in September 2026 compared with earlier months. A change is shown only when both months have at least 30 sales.

COMPARED WITH	MONTH	THEN	SALES THEN	CHANGE TO SEP 2026
1 month	Aug 2026	AED 1,358	193	−7.5%
3 months	Jun 2026	AED 1,328	281	−5.4%
6 months	Mar 2026	AED 1,356	175	−7.4%
12 months	Sep 2025	AED 1,236	249	+1.6%

Monthly medians swing with the mix of homes sold. The quarterly series is steadier:

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2025	AED 1,325	701	
Q4 2025	AED 1,515	990	+14.3%
Q1 2026	AED 1,376	693	−9.2%

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q2 2026	AED 1,341	592	−2.5%
Q3 2026	AED 1,331	630	−0.7%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 1,256 per sq ft from 214 sales.

Rents and yield

3,161 Ejari rent contracts were registered in the three months to the end of September 2026: 1,844 new leases and 1,317 renewals. The median annual rent was AED 56,000. Set against the median sale price, that is a gross yield of 5.6%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 50,000	15,377
Villas and townhouses	AED 270,000	2,670

Source: DLD Ejari contracts, 24 months to 28 October 2026. Gross yield is before service charges, fees and empty months.

What sold in September 2026

LAYOUT	SALES	SHARE
1-bed	65	30.4%
Studio	53	24.8%
Other / not stated	44	20.6%
2-bed	36	16.8%
3-bed	9	4.2%
4-bed	7	3.3%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	8.4%	8.3%

PRICE BAND	SEP 2026	AUG 2026
AED 500-750K	23.8%	21.2%
AED 750K-1M	17.8%	18.1%
AED 1-1.5M	22.4%	24.9%
AED 1.5-2M	5.1%	6.2%
AED 2-3M	2.8%	4.1%
AED 3-5M	3.3%	5.2%
AED 5-10M	4.2%	5.2%
AED 10M+	12.1%	6.7%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
ASPIRZ By Danube	21	AED 970,000
Azizi Grand	13	AED 627,000
Victory Heights	10	AED 11,025,000
Golf Vista Heights	10	AED 1,120,000
Alaya	9	AED 12,900,000

Projects with at least 3 sales in the month. Includes off-plan and ready sales.

Most active developers, last 24 months

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Majid Al Futtaim Tilal Al Ghaf Phase A	655	12.1%	Aura, Harmony, Elan
Danube Properties Development	517	9.6%	ASPIRZ By Danube, Sportz By Danube, Sportz By Danube

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Binghatti Developers	345	6.4%	Binghatti Haven, Binghatti Haven
Azizi Developments	257	4.8%	Azizi Grand
Triplanet International (Fzc	242	4.5%	Elite 6 Sports Residence, Elite Ii Sports Residence, Elite 3 Sports Residence

What the numbers say

- The median price per sq ft is 1.6% higher than in Sep 2025 (AED 1,256 against AED 1,236). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan made up 52.3% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 5.6%.
- The best-selling project in September 2026 was ASPIRZ By Danube with 21 sales.

Common questions

What is the average price per sq ft in Dubai Sports City?

The median sale in Dubai Sports City in September 2026 was AED 1,256 per sq ft across 214 DLD-recorded sales, 1.6% higher than a year earlier.

Is Dubai Sports City mostly off-plan or ready?

Over the six months to September 2026, 52.3% of Dubai Sports City sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Dubai Sports City?

Gross yield on DLD figures was 5.6% in September 2026: the median annual rent of AED 56,000 over the median sale price.

More on Dubai Sports City

- Dubai Sports City area guide: prices, rents and yields
- Dubai Sports City rental yield, by home size
- Dubai market report, September 2026

- Off-plan projects on one live map

Thinking about Dubai Sports City?

We'll pull the DLD numbers for the exact building and unit you're looking at: recent sales, rents and service charges, before you commit.

Chat with us on WhatsApp

About these figures. Every number comes from Dubai Land Department records for the DLD district Al Hebiah Fourth: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers a sale a few weeks after it happens, so the newest weeks are always a little light. Data pulled 28 October 2026. You may quote these figures with credit to Yazdan Properties under CC BY 4.0. General information, not financial advice.